



DEPARTMENT OF BUILDINGS

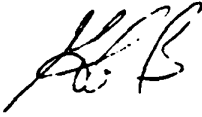
EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N. Y. 10005

CHARLES M. SMITH, Jr., R. A., Commissioner

October 24, 1986

GEORGE E. BERGER, P.E.
Assistant Commissioner
Building Construction
Special Projects

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E.
Assistant Commissioner 

SUBJECT: BUILDING CONNECTIONS TO SANITARY, STORM, OR
COMBINED SEWERS

This memorandum supersedes memorandum dated
July 17, 1986.

Section C26-1600.6(e) requires only that the
"System for Conveying Sewage.... shall be connected respectively
to.... a sanitary or combined sewer...." and P110 of RS 16 requires
storm water to be discharged into a storm or combined sewer.
Therefore, the following alternatives for the connection of a
single building house drain directly to the street sanitary, storm,
or combined sewer shall be permitted under these conditions:

1. The building is occupied as dwelling in Occupancy
Groups J2 or J3.
2. The building has a maximum height of 3 stories.
3. For all houses which share a common connection to
the street sewer, the lowest drainage fixtures in
each house must be installed at the same elevation.
4. Notation of common sewer and Deed Restriction stated
on Certificate of Occupancy.

The Alternates are as follows:

- a) Two (2) residential buildings may share a common sanitary, storm, or combined connection which lies in an easement at the common property line under the following conditions (See Diagram a).
 - 1) The shared sewer line is to be located within 1'-0" of the common property line.
 - 2) The joining of the two house lines into the shared line extending to the sanitary, storm, or combined sewer will be made by using a siamese or "Y" connection, which includes a separate maintenance access or cleanout extending to ground level.
 - 3) The maintenance access or cleanout will be capped in a secure manner to prevent casual access or vandalism.
 - 4) The deed of each property shall identify the common responsibilities of the adjacent owners for the shared utility line, identify the location of the shared line, and identify to each owner the property with which such responsibility is shared.
 - 5) The shared sewer line must be in an easement with a minimum width of 10'-0".
- b) Three (3) or more residential buildings may share a common sanitary line which leads to a street sanitary

or combined sewer. Exterior cleanouts shall be installed at the beginning and end of each line, and where it changes direction. All common sewers shall be bell and spigot piping. The common sanitary, storm, or combined sewer must lie in an easement with a minimum width of 10'-0".

1. The interior common sewers may be within a building provided that:
 - a) Each individual homeowner is required to join a Homeowner's Association.
 - b) The common sewer areas are designated as easement, with the common sewers to be owned, maintained, repaired and replaced by the Homeowner's Association.
 - c) The Homeowner's Association offering plan specifically identifies the Homeowner Association's right of access to repair, maintain, or replace the common sewer as a special risk to be assumed by the individual homeowner.
2. Exterior common sewers outside a building shall comply with the following:
 - a) Deed restrictions requiring formation of a Homeowner's Association must be filed on each property to permit access to and maintenance of the system. Homeowner's Association must be approved by the New York State Attorney General's Office. The Homeowner's Association shall be the beneficiary of the easement.

3. Refer to Diagram b and c.

Other than a) or b) above, for all buildings, direct connections to street sewers shall be made individually. A single connection house sewer may pass through an adjoining property by means of an easement with a minimum width of 10'-0".

NOTE: Pipe sizes shown on Diagrams a, b, and c, are based upon 3-story, 3-family dwellings (maximum). Other configurations must have pipes sized as required by Table RS 16-13 (P108.10).

Enclosure: Diagram

GEB:rmr

cc: Executive Staff
Architects/Engineers Societies
Andrew Yosha, Esq.
Department Advocate
Office of the Inspector General
Master Plumbing License Board

